LOT 1 CHAPMAN'S REPLAT OF
IDLEAWILE REPLAT. ORB 289-251,
PB 880-2002, DEEDS 880-2019

MARTIN GAYLE
1286 NW WHITE SPRINGS AVE
WHITE SPRINGS, FL 32096

2026

31-3S-17-06091-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

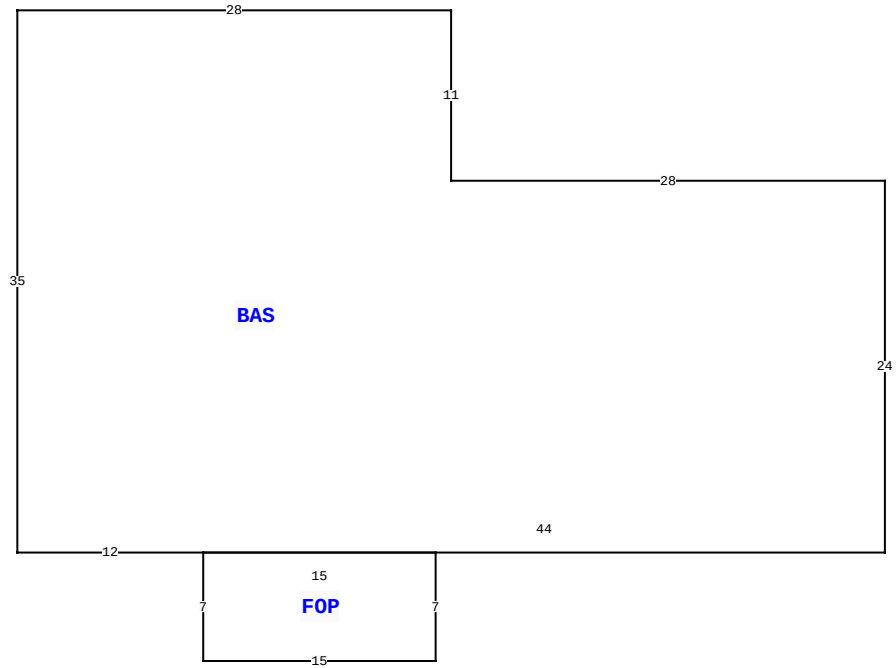
DOR CODE	1700	OFFICE BLD 1STY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100		1,652	47,991
FOP	105	30		32	930
TOTALS	1,757			1,684	48,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,684	78.5190	58.10	97,840	1957	1980	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 1652 HX Base Yr



197 NW GWEN LAKE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	48,920
TOTAL MARKET OB/XF VALUE	1,152
TOTAL LAND VALUE - MARKET	34,086
TOTAL MARKET VALUE	84,158
SOH/AGL Deduction	0
ASSESSED VALUE	84,158
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,158
TOTAL JUST VALUE	84,158
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
345	DEMOLISH	0	06/20/2012
974	REMODEL	75	08/13/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/0903	4/03/2017	WD	U	I	11	100
GRANTOR: JOYCE MARIE WINDHAM T						
GRANTEE: GAYLE MARTIN						
1327/0291	12/01/2016	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JOHN						
GRANTEE: JOYCE WINDHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 N11 W28 S35 E12 FOP= S7 E15 N7 W15$ E44 N24 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	384.00	UT	3.00	3.00	100	2008	2008	3	100	1,152	

LAND DESCRIPTION

TOTAL OB/XF 1,152

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1700	C	1STORY OFF	0		*RSF	-2 0.00	0.00	13,634.36	SF		1.00	1.00	1.00	2.50	2.50	34,086							

REVIEW DATE 03/08/2016 BY CP Total Acres: 0.31 Total Land Value: 34,086 Market: 0 Agricultural: 0 Common: 34,086 PRINTED 11/18/2025 BY SYS